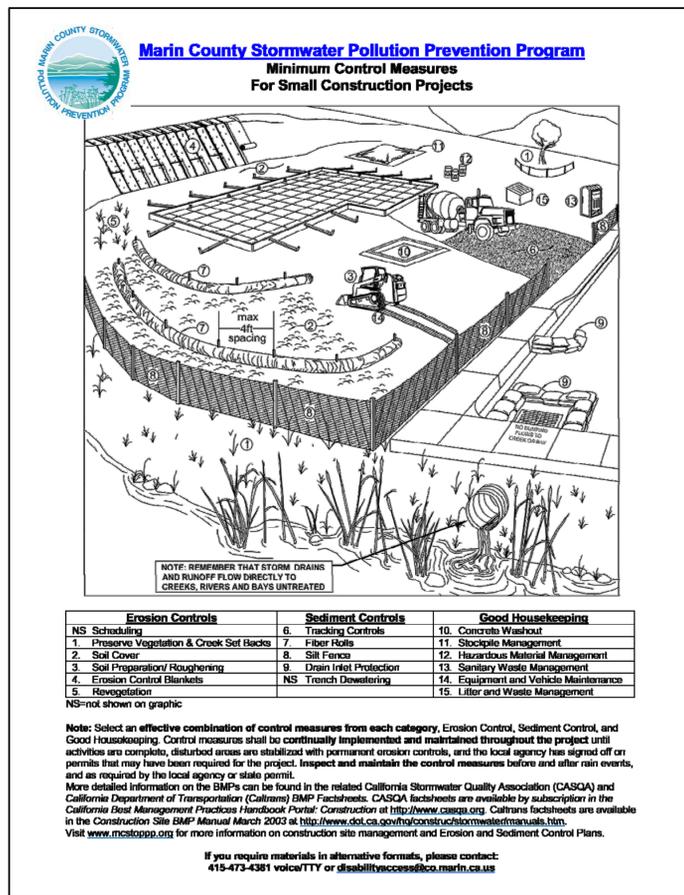
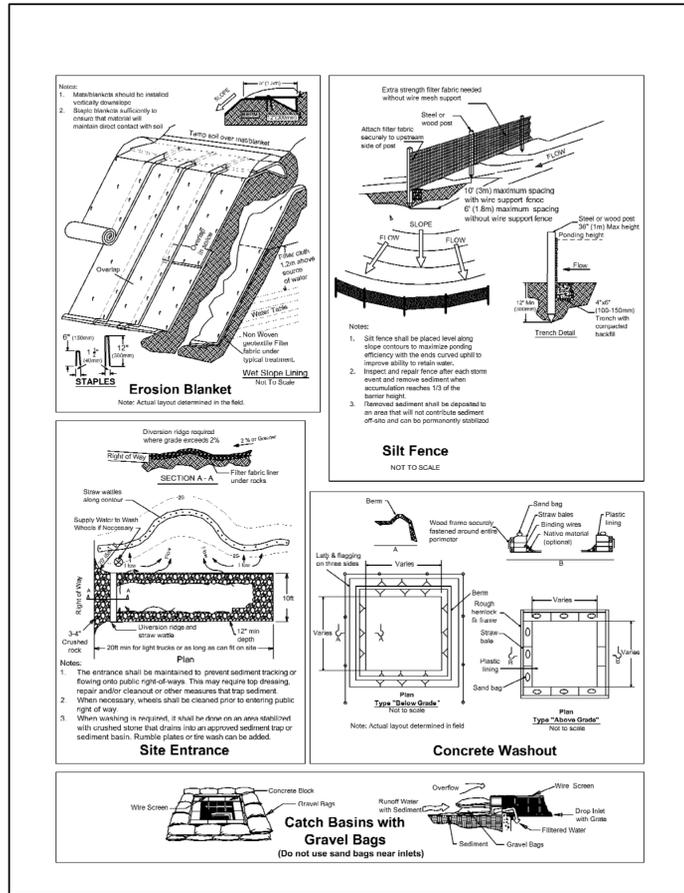


General Notes:

- These drawings comprise part of the construction documents for this project and shall be used in conjunction with the complete project manual issued along with the drawings.
- General notes are an aid to the contractor in understanding the work and should not be construed as being complete in every detail. It is the explicit and specific responsibility of the contractor to visit the site, verify the existing conditions, familiarize himself thoroughly with the scope of work, and report all discrepancies between the drawings and the assumed or actual conditions to the attention of the architect.
- The contractor shall not scale the drawings: Only figured dimensions are to be used for all aspects of the work. The contractor shall verify and be responsible for all dimensions and conditions on the job, and the architect must be notified for any variations from the dimensions and conditions shown on these drawings. Shop drawings must be submitted to the architect for review before proceeding with fabrication.
- Unless otherwise noted, elevations are to top of finished floors at interior and to top of finish grades at exterior.
- Dimensions marked as 'clear' are between faces of finish. Dimensions marked 'o/a' are outside dimensions of assemblies including all layers of finish.
- The general contractor & all subcontractors shall, at all times, protect the privacy of the owners. All plans & sketches shall be kept confidential & returned to the architect promptly at project completion.
- The contractor shall be responsible for the means, methods, techniques, and sequences of construction. The contractor shall also be solely responsible for all safety programs and procedures during construction. The contractor must provide adequate shoring and bracing of the incomplete structure during construction, and shall maintain the shoring and bracing until the new permanent structure can provide adequate vertical and lateral support.
- After demolition, verify all dims. and layout with architect on site before proceeding with new work.
 - A. Code:
 - Manner, method and materials of construction shall conform to the latest adopted edition of the building code and all other applicable federal, state, and municipal codes and ordinances including those of cal/osh, local planning and zoning, electrical, mechanical, plumbing, etc. whether or not specifically indicated on the drawings and/or specifications.
 - B. Permit:
 - The building permit shall be provided by the owner. Contractor shall secure and pay for the building permit, other required permits and governmental fees, licenses and inspections necessary for the proper execution and completion of the project.
 - Electrical, plumbing, and mechanical contractors shall be responsible for submitting copies of their drawings to the architect for review prior to submittal to the department of building and safety.
 - Electrical, plumbing and mechanical contractors shall submit plans to the department of building and safety for approval and issuance of permit prior to commencing their work.
 - Contractor shall obtain necessary permits from the state of california, division of industrial safety prior to the issuance of a building or grading permit when trenches or excavations of 5 feet or more in depth into which a person is required to descend are necessitated for construction or demolition of any building or structure. scaffolding or falsework more than 3 stories or 36 feet in height requires a permit from the state of california division of industrial safety prior to issuance of building permit.
 - C. Contract Documents:
 - The most recent edition of the General Conditions for the Contract for Construction, AIA form A201, shall be part of these specifications.
 - Verify job site conditions, dimensions, and details prior to proceeding with the work. Prior to bidding, examine the building site, compare the drawings with existing conditions, and understand their intent. By the act of submitting a bid, the contractor shall be deemed to have made such examinations and to have accepted such condition, and to have made allowance therefore in preparing his/her figure.
 - If it is found during construction that conditions vary from the drawings, notify the architect before proceeding with the work.
 - Substitutions shall not be made on any equipment, materials, colors, and other items specified except when specifically approved in writing in advance by the architect.
 - Should condition of work or schedule indicate a change of materials or methods, submit written recommendation to the architect in sufficient time in order to avoid delays to the work.
 - Do not scale these drawings. Should additional information be needed, notify the architect in writing within sufficient time in order to avoid delays to the work.
 - The architect shall be the sole interpreter of the contract documents. Should contractor or owner require additional information or clarification of any item, the architect shall be notified in writing.
 - Execution of the contract by the contractor is a representation that the contractor visited the site, became familiar with local conditions under which the work is to be performed, and correlated personal observations with requirements of the contract documents.
 - The intent of the contract documents is to include all items necessary for the proper execution and completion of the work by the contractor. The contract documents are complementary, and what is required by one shall be as binding as if required by all.
 - Organization of the specifications into divisions, sections, and articles, and arrangement of drawings shall not control the contractor in dividing the work among subcontractors or in establishing the extent of work to be performed by any trade.
 - Unless otherwise stated in the contract documents, words which have well-known technical or construction industry meanings are used in the contract documents in accordance with such recognized meanings.
 - Contractor shall submit to architect for review all proposed boring, notching, and drilling of all framing members. Do not commence work until review has been confirmed by architect.

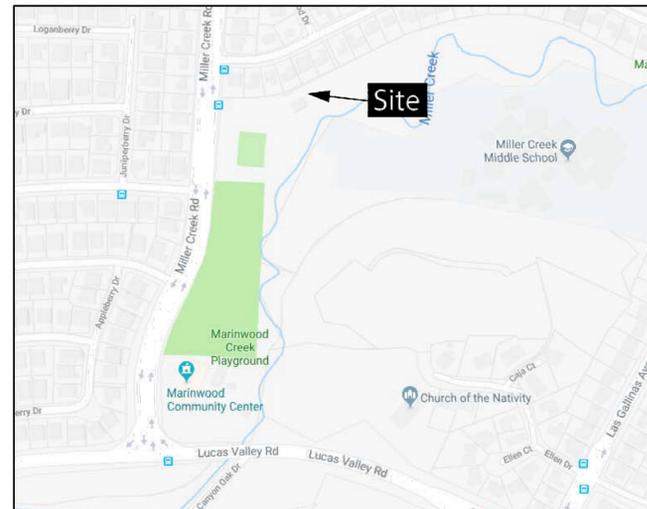
01 General Notes



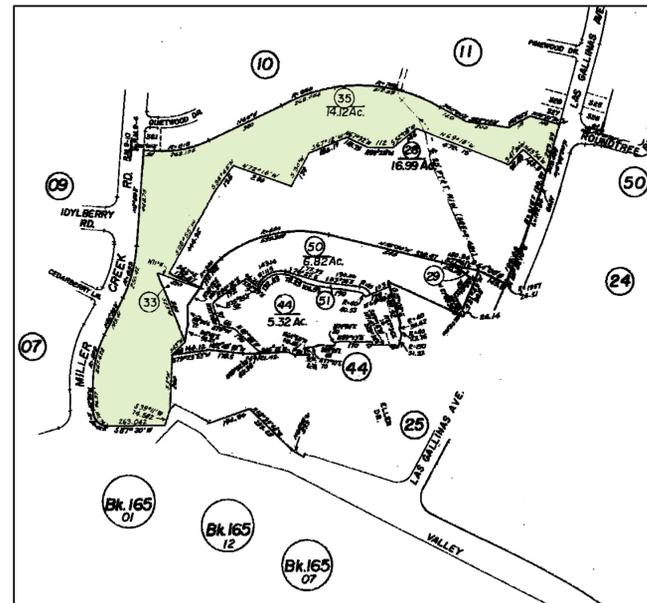
02 Stormwater Controls



08 Satellite Image



06 Location Map



03 County of Marin Assessor's Map, Book 164, p.26

SYMBOL	DESCRIPTION
[Solid Line]	EXISTING WALLS TO REMAIN (V.I.F.)
[Hatched Box]	NEW FULL HEIGHT WALL, U.O.N. (RE: SCHEDULE)
[Dashed Line]	WALL TO BE DEMOLISHED
[Hexagon with X]	NEW DOOR (RE: SCHEDULE)
[Circle with X]	DETAIL REFERENCE SYMBOL UPPER DIGIT DENOTES DETAIL NUMBER LOWER DIGIT DENOTES SHEET NUMBER
[Diamond with X]	PARTITION TYPE (RE: SCHEDULE)
[Circle with C.1]	NEW WINDOW (RE: SCHEDULE)
[Level Symbol]	MARK REFERENCE ELEVATION
[XX in Triangle]	ELEVATION
[XX in Square]	BUILDING SECTION
[Room Number Symbol]	ROOM NUMBER ROOM NAME LOCATION OF INTERIOR ELEVATIONS
[XX in Circle]	FINISH (RE: FINISH LEGEND)

09 Architectural Legend

Parcel Number: 164-260-35

Project Description: Demolition of an existing park maintenance building and removal of a trailer.

Site Characteristics:
Lot Area: 14.12 Acres
Zoning District: OA

Building Characteristics:
Construction Type: V
Occupancy Group: U

Applicable Codes:
2019 California Residential Code
2019 California Building Code
2019 California Electrical Code
2019 California Energy Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Green Building Standards Code

07 Project Data

Architect:
Hansell Design
Bill Hansell
667 Appleberry Drive
San Rafael, CA 94903
Tel: 415-378-9064
Email: info@hanselldesign.com

Structural Engineer:
Bruce King
PO Box 6397
San Rafael CA 94903
Tel: 415-987-7271
bruce@bruce-king.com

General Contractor:
TBD

05 Project Team

- A1.00 Index, Project Data, Maps, & Notes
- A1.01 Planning Approval & Conditions
- A1.02 Planning Approval & Conditions (Continued)
- A2.00 Demolition Plan

04 Sheet Index

hanselldesign

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94903

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web: www.hanselldesign.com

Consultants

No. Issue Date

Parcel: 164-260-35

Marinwood CSD
Park Maintenance Facility - DEMOLITION
775 Miller Creek Rd
San Rafael, CA
94903

Index, Project Data,
Maps, & Notes

Scale:
Drawn by: BH
Job no.: 1722
Date: 17 July 2020

Sheet No.:

A1.00

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. PC20-004

A RESOLUTION APPROVING THE MARINWOOD COMMUNITY SERVICES DISTRICT DESIGN REVIEW 775 MILLER CREEK ROAD, SAN RAFAEL ASSESSOR'S PARCEL: 164-260-35

SECTION I: FINDINGS

- 1. WHEREAS, the Marinwood Community Services District (MCSD), has submitted a Design Review application to replace an existing park maintenance facility with a new park maintenance facility. The existing park maintenance facility consists of a 2,000-square-foot workshop, 1,610-square-foot fenced yard area, a 935-square-foot unenclosed work area and a 169-square-foot deck. The new park maintenance facility would contain a 1,200-square-foot workshop and a 1,300-square-foot enclosed and covered storage yard. The proposed structure would reach a maximum height of 15 feet above surrounding grade and the exterior walls would have the following setbacks: over 100 feet from the west, east and south property lines and 6 feet, 6 inches from the north property line. Other site improvements include the installation of 1,960-square feet of gravel contained within two fences yard areas. While four trees would be removed with the project, the removal of the trees (canary pines) are not regulated by the County. The property is located at 775 Miller Creek Road, San Rafael, and is further identified as Assessor's Parcel 164-260-35.
2. WHEREAS, on January 27, 2020, the Marin County Planning Commission held a duly noticed public hearing to take public testimony and consider the project.
3. WHEREAS, on August 14, 2018, the Marinwood Community Services District, the "Lead Agency" for the proposed project, adopted a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) that evaluated the environmental impacts and proposed mitigation measures for the project. As the "responsible agency" under CEQA, the County considered the Mitigated Negative Declaration prepared for the project by the MCSD (CEQA Guidelines Section 15096(f)).
4. WHEREAS, the proposed development would improve operations and the efficiency of a public serving entity with a mandate to develop and maintain parks, and preserve open space for its constituents;
5. WHEREAS, the proposed development would improve and enhance the Stream Conservation Areas (SCA) that occur on the site by removing an existing structure that degrades the riparian corridor;
6. WHEREAS, the proposed development would be located further away from the top of the stream bank (Miller Creek) and would result in a reduction in coverage of the SCA when compared to the existing development;
7. WHEREAS, the proposed development would result in enhancement and restoration of the riparian corridor through planting of native species and the removal of invasive species, and

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would result in enhanced access to the SCA by opening views to the creek that would result from removal of the existing development and relocating the existing trail closer to Miller Creek;

8. WHEREAS, the project is consistent with the goals and policies of the Marin Countywide Plan for the following reasons:

- A. No native trees would be removed with the project, therefore the project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
B. A Biological Assessment was prepared by Prunuske Chatham, Inc., and dated November 2017 that evaluated the project with respect to potential project effects on biological resources. The assessment concluded that the site unlikely supports special-status herpetofauna (e.g., foothill yellow-legged frog, California red-legged frog and northern western pond turtle) due to the lack of sightings in the watershed and the urban condition of the site. The assessment concluded that the site contains potential roosting and foraging habitat for special-status and common bat species, as well as breeding, wintering and/or foraging habitat for a number of native bird species, including several special-status species.
To ensure that the proposed project would not result in significant effects to biological resources, several mitigation measures were proposed and adopted in the Mitigated Negative Declaration prepared for the project. The project mitigation measures have been included as Conditions of Project Approval, below. Such mitigation includes preconstruction training for construction staff conducted by a biologist that includes information on sensitive biological resources and protection measures (Mitigation Measure 8(a,b)-1). In addition, Mitigation Measure 8(a,b)-16 requires preconstruction surveys conducted by a biologist prior to site disturbance to ensure that terrestrial species are not present in the work area, and specified measures to be employed if species are observed. Further, preconstruction nesting surveys are required should construction activities occurring during the breeding season (Mitigation Measure 8(a,b)-19).
Therefore, as conditioned, the project is consistent with the CWP special-status species protection policy (BIO-2.2) because potential effects to special-status species of plants and animals have been mitigated to less-than-significant levels through the incorporation of mitigation measures as required in the certified environmental document for the project.
C. The proposed project would improve existing conditions along the Miller Creek riparian corridor through the removal of a degraded structure that is located close to the top of the creek bank. In addition, the project would result in the removal of non-native species and the planting of native, riparian plant species thereby improving the margin along the riparian corridor. Therefore, the project is consistent with the CWP natural transition and condition policies (BIO 2.3 and BIO 2.4) because the project would improve the margin along an existing riparian corridor.
D. While the proposed project would result in encroachment into a Stream Conservation Area (SCA), the project would involve the removal of a degraded structure, that according to the project biologist, "...diminishes the habitat functions and values of the riparian corridor along Miller Creek. Removal and replacement of the facility away from the top of bank would greatly improve the habitat values on the site, reduce potential pollutants and debris to enter Miller Creek, and buffer fish and wildlife populations from human disturbance..." The proposed development would be located further away from the top of the creek bank than the existing

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facility, would cover less of the SCA than the current development and would result in the removal of non-native species and the planting of native, riparian plant species. In addition, passive public access to the SCA would be improved through the removal of the existing structure and reorienting the existing trail closer to the creek.

Because implementation of the proposed project would improve the habitat functions of the site riparian corridor, the project is consistent with the intent of CWP SCA Policy BIO-4.1. In addition, the proposed project is consistent with CWP SCA Policies BIO-4.5, BIO-4.6 and BIO-4.8 that promote the restoration and stabilization of stream channels through the control of invasive plant species and the planting of native riparian trees and other vegetation.

- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems.
G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
H. As the proposed project is not located on a ridge line, the project would be consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.5) because it would protect scenic quality and views of ridge lines and the natural environment from adverse impacts related to development.
9. WHEREAS, the project is consistent with the mandatory findings for Design Review approval (Marin County Code Section 22.42.080).

A. The proposed project is consistent with the Discretionary Development Standards (Section 22.16.030) because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

SITE PREPARATION: Development Standards J.1 through J.6

As indicated in the Planning Application Review provided by the Department of Public Works (DPW) dated October 7, 2019, a project grading and drainage plan, prepared by a licensed professional engineer or registered architect would be required prior to the issuance of a project building permit and would ensure that the project would be constructed pursuant to DPW standards. In addition, a Sediment and Erosion Control Plan prepared pursuant to Marin County Code Section 24.04.625(b)(e) would also be required by DPW prior to building permit issuance and would ensure that construction activities would minimize sediment releases and erosion into the adjacent creek. The Initial Study prepared for the project states that there are no recorded occurrences of landslides or liquefaction on the site, and that site soils are stable. The project would be required to meet all current building and safety requirements prior to issuance of a project building permit.

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BUILDING LOCATION: Development Standards D.1 through D.4

As indicated in the Initial Study for the project, the site of the proposed project is geologically stable. Existing trees and vegetation exist along the north side of the site would aid in screening the development from neighboring properties and the applicant proposes additional vegetative screening to further screen the project. Condition of Approval No. 2-1-a would require that the trees used to screen the project from northern neighboring properties be of a sufficient size at the time of planting to adequately screen the project. The project would be required to comply with building code requirements with regard to energy conservation.

PROJECT DESIGN: Development Standard I.1 and I.2

The project proposes a roof that would slope up, from north to south, with a minimum height of 9 feet to a maximum height of 15 feet as measured from grade. At 15 feet, the height of the structure would comply with the maximum height requirements for detached accessory structures in the OA-Open Area zoning district. The applicant proposes exterior materials consisting of wooden, vertical siding stained "light grey", horizontal wooden fencing stained "dark grey", and angle-braced, steel columns painted "dark grey". The selected exterior materials would blend in with the natural environment in an unobtrusive manner.

EXTERIOR LIGHTING: Development Standard G

Standard Condition of Approval No. 3, requires that all lighting be located and designed to prevent glare. In addition, Special Condition of Approval No. 3 has been included below that requires the applicant to receive approval of an exterior lighting plan prior to issuance of the building permit for the project ensuring that light pollution would not be generated by the project.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F

The landscaping proposed with the project has been carefully sited and placed to screen and soften the appearance of the project, while maintaining the natural, feel of the riparian setting. Condition of Approval 2-1-a, below, would ensure that the tree species used to screen the project from northern neighboring properties would be of a sufficient size at the time of planting to provide immediate screening benefits.

ACCESS: Development Standard C

As indicated in the DPW Planning Application Review dated October 11, 2019, all project driveways must comply with County of Marin standards (Section 24.04 of the Marin County Code). Compliance with these standards would be ensured prior to the issuance of a building permit for the project.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

The site is located in an OA-Open Area zoning district; accordingly, appropriate setbacks are determined through the Design Review process. As described above, the project would maintain generous setbacks from the east, west and south property lines (over 100 feet). The project would be located 6 feet, 6 inches from the northern property line which abuts neighboring residential properties. The applicant has sited the project to be located as far from

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the banks of Miller Creek as possible, while still maintaining separation from neighboring properties. While the public has raised concern with the massing and scale of the project, the applicant has indicated that the size of the structure is the minimum necessary to accommodate its operational and functional needs to maintain District parks and open space. The project would house MCSD equipment consisting of a full-size maintenance truck, a riding mower, and 2 utility vehicles, as well as tools and other equipment. The development requires the proposed clearance to store MCSD vehicles and equipment from inclement weather, and provide area and protection to personnel as repair to vehicles and equipment arises. In addition, the building would provide workshop, restroom and break areas for MCSD staff. While the massing of the project could be improved by breaking up the existing structure and providing more distance between structures, the applicant states that such a configuration would decrease functionality, and would result in potentially significant project modifications and delays. As described above, the exterior materials proposed with the project would harmonize with the existing setting.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

The proposed development is oriented on the northern portion of the site, facing south and would reach a maximum height of 15 feet as measured from grade. Due to the orientation and height of the development, sun and light exposure would not be eliminated on adjacent properties. Standard Condition of Approval No. 3, requires that all lighting be located and designed to prevent glare. In addition, Special Condition of Approval No. 3 requires the approval of an exterior lighting plan prior to issuance of a project building permit which would ensure that light pollution would be minimized. Neighboring property owners to the north have expressed concern that the project would eliminate their primary views and privacy. The proposed development is oriented towards the south and only a restroom and break room window are proposed along the north face of the structure. In addition, a fence and existing vegetation would screen the development from northern neighbors. The applicant proposes additional landscape screening along the north side of the development, and Condition of Approval No. 2-1-a would require that landscape screening be of a sufficient size at the time of planting to ensure that screening benefits are realized in a timely manner. In addition, Condition of Approval No. 2-1-b has been included to ensure that the fence at the rear of 575 Quitewood Drive is higher to further promote privacy and screening of the proposed project from the neighboring residence

D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

The development is located a considerable distance from the nearest the right-of-way and streetscape (Miller Creek Road). An existing public access pathway crosses the project site and would be reoriented and improved with the project.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

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Four non-native canary pine trees would be removed with the project; all native tree species would be retained and the project proposes landscaping consisting of native species such as toyon (Heteromeles arbutifolia), as well as ornamental species like purple hipped bush and red grass. Implementation of the project would also result in the removal of non-native species and the planting of native, riparian species along Miller Creek.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of project approval 1 is authorized by the Marin County Planning Commission and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission hereby approves the Marinwood Community Services District Design Review subject to the conditions listed below.

CDA-Planning Division

- 1. This Design Review approval authorizes the replacement of an existing park maintenance facility with a new park maintenance facility. The existing park maintenance facility consists of a 2,000-square-foot workshop, 1,610-square-foot fenced yard area, a 935-square-foot unenclosed work area and a 169-square-foot deck. The new park maintenance facility shall contain a 1,200-square-foot workshop and a 1,300-square-foot enclosed and covered storage yard. The structure shall reach a maximum height of 15 feet above surrounding grade and the exterior walls shall have the following setbacks: over 100 feet from the west, east and south property lines and 6 feet, 6 inches from the north property line. Other site improvements include the installation of 1,960-square feet of gravel contained within two fences yard areas.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Marinwood CSD Park Maintenance Facility, 775 Miller Creek Rd., San Rafael, CA 94903", consisting of 21 sheets prepared by Hansell Design, received in final form on September 11, 2019, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

I. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

- a. Landscape screening planted along the northern portion of the site shall be contained in a minimum of 24-inch-boxes and be 9-feet-tall at the time of planting.

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Consultants

Table with columns: No., Issue, Date. Multiple empty rows.

Parcel: 164-260-35

Marinwood CSD
Park Maintenance Facility - DEMOLITION
775 Miller Creek Rd
San Rafael, CA
94903

Planning Approval & Conditions

Scale:
Drawn by: BH
Job no.: 1722
Date: 17 July 2020
Sheet No.:

